

RECREATION *Guidelines*

GUIDELINES FOR RECREATION AMENITIES IN RESIDENTIAL DEVELOPMENTS

TOT LOT ■ PLAY LOT ■ MULTI-AGE PLAYGROUND ■
PICNIC/SEATING AREA ■ OPEN PLAY AREA ■ VOLLEY-
BALL COURT ■ BASKETBALL/MULTIPURPOSE COURT ■
TENNIS COURT ■ HANDBALL COURT ■ RACQUET-
BALL/SQUASH COURT ■ SOCCER FIELD ■ SOFTBALL
FIELD ■ BASEBALL FIELD ■ FOOTBALL FIELD ■ BIKE
SYSTEM ■ PEDESTRIAN SYSTEM ■ TRAILS ■ NATU-
RAL AREAS ■ SWIMMING POOL ■ WADING POOL ■
INDOOR EXERCISE ROOM ■ INDOOR FITNESS FACILITY
■ COMMUNITY GARDEN ■



The Maryland-National Capital Park & Planning Commission
MONTGOMERY COUNTY PLANNING DEPARTMENT
8767 Georgia Avenue, Silver Spring, Maryland, 20910-3760

APPROVED by the
Montgomery County
Planning Board
September 1992

**Guidelines
for
Recreation
Amenities
in
Residential
Developments.**

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ACKNOWLEDGEMENTS

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MODIFICATIONS

On November 23, 1992, the Planning Board approved the following amendments to the Guidelines for Recreational Amenities, as proposed by the staff and the Work Group in the annual review meeting:

1. Vita Course

Add facility #29 Vita Course to p. 5 with the following supply values:

0.00xD1, 0.00xD2, 0.00xD3, 0.05xD4, 0.05xD5

Add the following definition to p. 12:

#29. VITA COURSE Several outdoor exercise stations located along a pedestrian path.

2. Off Site Amenities

Add the following language to p. 9:

If a developer installs or constructs recreational facilities which meet the definition of off-site amenities outlined above and, if the facilities will be utilized primarily by the community which is being developed, then

o The credit for each off-site facility must not exceed 85% of the supply value for each population category.

o The total credit for all off-site facilities must not exceed 85% of the required demand points for each population category.

3. Thresholds

Amend p. 10 as follows:

Replace "single family homes" with "units".

4. Playfields

Add the following language to pages 31, 32, 33, and 34:

No supply points may be assigned to a play field that overlaps another.

5. Community Gardens

Add the following language to p.45:

"OTHER FEATURES: A tool shed and a seating area should be considered for large plots".

E R R A T A

1. Table 1 page 3:
Demand points for seniors in TH should be 9.
2. Table 1 page 65:
Population number for adults in SFD I should be 212.
Population number for seniors in TH should be 10.
3. Table 2 page 66:
Conversion number for tots in SFD I should be 0.3.
4. Table 3 page 66:
Demand points for seniors in TH should be 9.
5. Demographic Analysis pages 69 - 70:
Yield of seniors for 100 unit townhouses should be 10
Yield of ages 5 - 17 in garden apartments should be 26.

THE GUIDELINES IN THIS PUBLICATION ARE FOR USE IN SITE PLANS FOR RESIDENTIAL SUBDIVISIONS SUBMITTED TO THE MONTGOMERY COUNTY PLANNING BOARD ■ THE PRIVATE RECREATION FACILITIES PROVIDED THROUGH THESE GUIDELINES OFFER AN IMPORTANT SUPPLEMENT TO THE PUBLIC PARK SYSTEM BUT IN NO WAY DIMINISH THE NEED FOR PUBLIC PARKS AS ESTIMATED IN THE PARKS, RECREATION, AND OPEN SPACE (PROS) MASTER PLAN 1985 ■ THE PLANNING BOARD AND THEIR STAFF USE THE GUIDELINES WHEN DETERMINING WHETHER THE RECREATIONAL AMENITIES IN A SITE PLAN ARE ADEQUATE ■ IN THE CASE OF A MULTI-PHASED DEVELOPMENT, THE COMPREHENSIVE RECREATION PLAN WILL BE REVIEWED AT THE FIRST PHASE ■ THE RECREATION NEEDS OF THE ENTIRE DEVELOPMENT WILL BE TAKEN INTO CONSIDERATION WHEN INDIVIDUAL PHASES ARE REVIEWED ■ THE RECREATION FACILITIES DESCRIBED IN THIS PLAN WILL BE MAINTAINED BY A HOMEOWNERS' ASSOCIATION, MANAGEMENT COMPANY, OR CONDOMINIUM ASSOCIATION ■ THIS PUBLICATION USES THE TERMS "NEIGHBORHOOD" AND "COMMUNITY" INTERCHANGEABLY TO REFER TO THE PROPOSED SUBDIVISION OR PROJECT ■

EXCEPT WHERE NOTED, NONE OF THE SPECIFIC GUIDELINES ARE AN ABSOLUTE REQUIREMENT, NOR DOES ANY OF THE CRITERIA NECESSARILY CARRY ANY GREATER WEIGHT THAN ANOTHER IN THE EVALUATION OF THE ADEQUACY OF THE RECREATION FACILITIES ■ WHILE THEY WILL HELP TO ES-

TABLISH ADEQUATE AND APPROPRIATE PROVISIONS FOR RECREATION, IT IS RECOGNIZED THAT THEY MAY, IN SOME CASES, CONFLICT WITH OTHER COUNTY POLICIES ■ IN SUCH CASES, THE BOARD MAY OPT TO TRADE OFF THE RECREATIONAL ADEQUACY FOR OTHER GOALS ■

THE GUIDELINES WERE DEVELOPED WITH AN ADVISORY WORK GROUP TO ASSURE THE ADEQUACY OF RECREATION IN TERMS OF QUANTITY, QUALITY, LOCATION, LINKAGES, AND LAYOUT (SEE APPENDIX A . THE PROCESS) ■ THEY INCLUDE A QUANTITATIVE METHOD AS WELL AS SITE DESIGN AND FACILITIES CRITERIA ■ THE QUANTITATIVE SYSTEM IS BASED ON MONTGOMERY COUNTY DEMOGRAPHICS ■ THE APPLICANT MAY DEMONSTRATE THAT THE PROJECTED POPULATION IN A PARTICULAR PROJECT WILL BE DIFFERENT FROM THE AVERAGES USED HERE AND PROPOSE A DIFFERENT PACKAGE OF AMENITIES, PROVIDED IT IS ADEQUATE ■

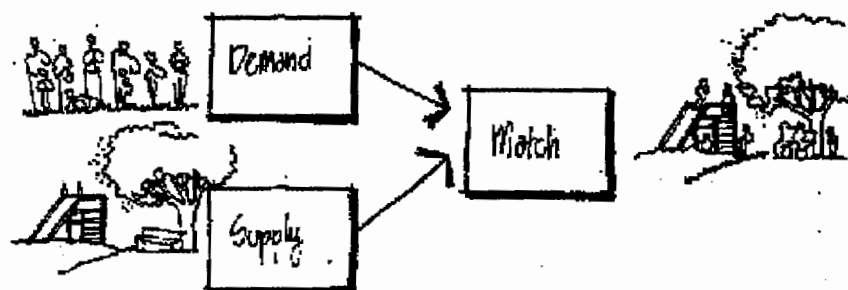
THE QUANTITATIVE SYSTEM IS INTENDED TO ENSURE A CONSISTENT AND ADEQUATE LEVEL OF RECREATION FOR THE POPULATION OF ANY GIVEN PROJECT ■ THE SYSTEM PROVIDES A STANDARD MEASURE FOR ESTIMATING THE RECREATION DEMAND OF THE FUTURE POPULATION OF A PROPOSED PROJECT AND EVALUATING THE SUPPLY OF RECREATIONAL OPPORTUNITIES WITHIN THE PROPOSED FACILITIES ■ THE PROVISION OF RECREATION FACILITIES IS CONSIDERED ADEQUATE WHEN THE SUPPLY MEETS THE DEMAND ■ THE QUANTITATIVE SYSTEM IS FLEXIBLE: THE DEMOGRAPHIC DATA MAY BE UPDATED AND FACILITIES MAY BE ADDED OR DELETED AS NECESSARY ■

SELECTING ADEQUATE RECREATION FACILITIES FOR RESIDENTIAL DEVELOPMENTS

This section contains a method for evaluating whether the recreation facilities proposed for a particular community will be adequate. The method has three steps:

1. Estimate demand for recreation using DEMAND TABLE. The result is **demand points**.
2. Estimate how well the proposed facilities will serve the population, using the SUPPLY TABLE. The result is **supply points**.
3. Compare one and two. If they are within 10% for each population category, the proposed facilities are considered adequate.

The demand and supply tables are based on the premise that the balance of their values establishes an adequate level of recreation.



ESTIMATING THE DEMAND FOR RECREATION

The estimate of demand for recreation is based on the demographics of Montgomery County. The demographic data are weighted against other factors, such as density in particular (see APPENDIX B). If demonstrated that the demographics of the proposed development will be different from the applicable County averages, new demand figures may be developed based on Appendices B and D.

- The demand for recreation is estimated for each **population category** - Tots, Children, Teens, Adults, and Seniors.



- The demand is estimated for each **housing type** - Single Family Detached (and semi-detached), Townhouse (and single-family attached), Garden Apartments, and High Rise Apartments.

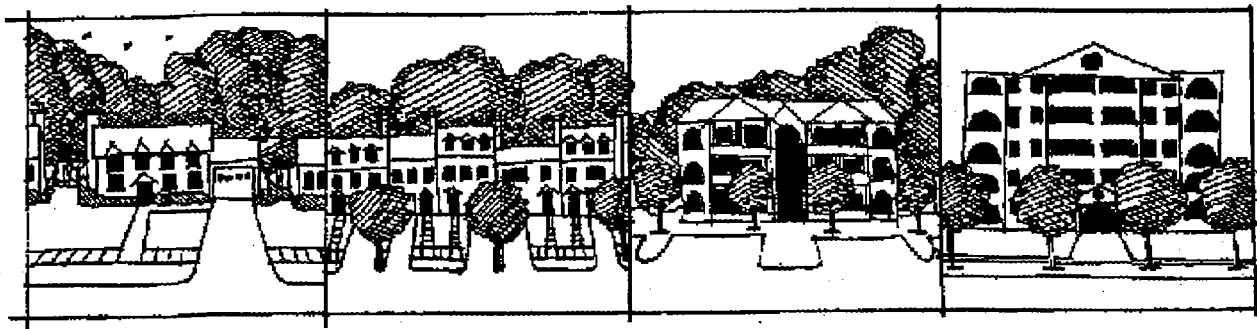


TABLE 1 provides the demand points for each population category for 100 dwelling units in each housing type. These points represent an effective number of users.

TABLE 1 - DEMAND

DEMAND POINTS FOR POPULATION CATEGORIES FOR 100 DWELLING UNITS

HOUSING TYPE	POPULATION CATEGORY				
	D1 Tots	D2 Children	D3 Teens	D4 Adults	D5 Seniors
	0 - 4	5 - 11	12 - 17	18 - 64	65 +
SFD I	10	20	22	85	8
SFD II	18	24	25	106	11
SFD III	14	19	23	127	13
TH	17	22	18	129	7
Garden	11	14	12	118	16
Hi-Rise	4	4	4	77	46

DEFINITIONS

SFD I Single-Family Detached, lots 20,000+ sf.

SFD II Single-Family Detached, lots 7,000 - 19,999 sf.

SFD III Single-Family Detached and Semi-Detached, lots under 7,000 sf.

TH Townhouses and Single-Family Attached

GARDEN Multiple-Family, 4 stories or less

HI-RISE Multiple-Family, 5 stories or more

EVALUATING THE SUPPLY OF RECREATIONAL FACILITIES

- The proposed provision of recreational facilities is evaluated based on its recreational benefits for each population category (see APPENDIX C). In TABLE 2, a value is assigned to each facility for each population category. If demonstrated that the demographics of the proposed development will be different from the applicable County averages, new supply values may be developed based on Appendices A, B and C (see APPENDIX B).
- Facilities 1 through 15 have absolute recreation values. These are based on the capacity of each facility weighted by a factor that reflects its utility to the users (see APPENDIX C). Proportionate adjustment of amenity size and associated supply points may be considered on a case by case basis, at staff review level subject to the final authority of the Planning Board.
- Facilities 20 through 28 do not have a defined capacity but are assumed to adequately accommodate the population of the proposed development. Their size should be determined for each development independently. These facilities have a designated **Utility Factor** which is the fraction of recreation demand met by the facility (for each population category). These factors must be multiplied by the demand points of each population category (see TABLE 1) to produce the recreation value.
- For example, the value of a pedestrian system for tots in a subdivision of 100 townhouses is: 17 (demand points) x 0.10 (utility factor) = 1.7.

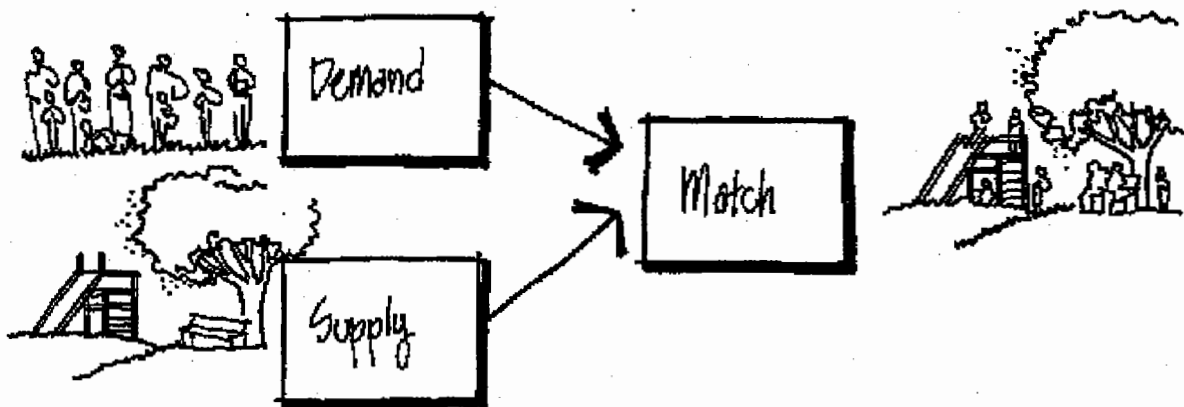
TABLE 2 - SUPPLY
SUPPLY VALUES OF RECREATION FACILITIES

Type	Tots	Children	Teens	Adults	Seniors
1. Tot Lot (0 - 6)	9	2	0	4	3
2. Play Lot (5 - 14)	0	9	8	4	3
3. Multi-Age Playground	9	11	3	7	1
4. Picnic/Sitting	1	1	1.5	5	2
5A. Open Play Area I	6	9	12	30	2
5B. Open Play Area II	3	4	4	10	1
6. Volleyball	2	2	3	8	1
7A. Multipurpose (MP) Court	3	10	15	10	2.5
7B. Half MP Court I	2	5	7	8	1
7C. Half MP Court II	2	5	4	5	1
8. Tennis	0	1.5	10.5	24	1
9. Handball	0	1.5	2	4	1
10. Indoor Racquetball	0	1.5	4	8	1
11. Horseshoes	0	2	2	4	8
12A. Soccer-Regulation	2	15	20	40	2
12B. Soccer-Junior	2	15	15	30	2
13A. Softball-Regulation	2	15	20	40	2
13B. Softball-Junior	2	15	15	30	2
14A. Baseball-Regulation	2	15	20	40	2
14B. Baseball-Junior	2	15	15	30	2
15A. Football-Regulation	2	15	20	40	2
15B. Football-Junior	2	15	15	30	2
20. Bike System	0.05xD1	0.10xD2	0.15xD3	0.15xD3	0.10xD5
21. Pedestrian System	0.10xD1	0.20xD2	0.20xD3	0.45xD4	0.45xD5
22. Nature Trails	0.05xD1	0.10xD2	0.15xD3	0.15xD4	0.15xD5
23. Natural Areas	0.00xD1	0.05xD2	0.10xD3	0.10xD4	0.05xD5
24A. Swimming Pool	0.055xD1	0.205xD2	0.205xD3	0.25xD4	0.15xD5
24B. Wading Pool	0.15xD1	0.05xD2	0.00xD3	0.05xD4	0.05xD5
25. Indoor Swimming Pool	0.10xD1	0.20xD2	0.20xD3	0.30xD4	0.40xD5
26A. Indoor Community Space	0.10xD1	0.15xD2	0.30xD3	0.30xD4	0.40xD5
26B. Indoor Exercise Room	0.10xD1	0.1xD25	0.30xD3	0.30xD4	0.40xD5
27. Indoor Fitness Facility	0.00xD1	0.10xD2	0.10xD3	0.20xD4	0.15xD5
28. Community Garden	0.10xD1	0.10xD2	0.10xD3	0.20xD4	0.25xD5

THE PROCEDURE - TESTING THE ADEQUACY OF RECREATION FACILITIES

The sum of the **supply points** should match (within 10%) or exceed the **demand points** for each population category. The reviewer will assure that additional objectives, such as diversity of the recreational experiences, are met in the proposed provision of facilities. In the case of a multiphased development, the recreation needs of the entire development will be taken into consideration when individual phases are reviewed.

In the following example, the procedure is followed for a proposed development of 100 townhouses and 50 single family detached homes.



STEP 1 CALCULATE DEMAND POINTS

THE RECREATION DEMAND FOR EACH POPULATION GROUP IS CALCULATED BY USING TABLE 1. THE FOLLOWING NUMBERS REPRESENT THE DEMAND FOR RECREATION IN A SUBDIVISION OF 100 TOWNHOUSES AND 50 SINGLE FAMILY DETACHED HOMES FOR TOTS (D1), CHILDREN (D2), TEENS (D3), ADULTS (D4), AND SENIORS (D5).

	D1	D2	D3	D4	D5
	Tots	Children	Teens	Adults	Seniors
100 TH *	17.0	22.0	18.0	129.0	7.0
50 SFDH *	6.5	12.0	12.5	53.0	5.5
TOTAL	23.5	34.0	30.5	182.0	12.5

* See Page 3 for Definition

STEP 2 CALCULATE SUPPLY POINTS

THE RECREATION VALUE OF THE PROPOSED COMBINATION OF RECREATION FACILITIES (A) IS CALCULATED FOR EACH AGE GROUP:

Combination A	D1	D2	D3	D4	D5
1 Multi-Age Playground	9.0	11.0	3.0	7.0	1.0
5 Picnic/Sitting	6.0	6.0	9.0	30.0	12.0
1 Open Play Area I	6.0	9.0	12.0	30.0	2.0
1 Pedestrian System	2.3	6.8	6.1	81.9	5.6
Natural Area	.0	1.7	3.0	18.2	.6
TOTAL	23.3	34.5	33.1	167.1	21.2

STEP 3 COMPARE SUPPLY AND DEMAND

IN THIS CASE, THE SUPPLY POINTS MEET THE DEMAND POINTS (WITHIN 10%) FOR EACH POPULATION CATEGORY. THIS COMBINATION IS THEREFORE CONSIDERED ADEQUATE FOR THE POPULATION OF THE PROPOSED DEVELOPMENT.

	D1	D2	D3	D4	D5
	Tots	Children	Teens	Adults	Seniors
Demand	23.5	34.0	30.5	182	12.5
Supply	23.3	34.5	33.1	167.1	20.7

STEP 4 REVISE (if necessary)

IF THE SUM OF THE SUPPLY POINTS IS LOWER THAN THE SUM OF THE DEMAND POINTS BY MORE THAN 10% FOR ANY POPULATION CATEGORY, THE COMBINATION OF FACILITIES SHOULD BE REVISED AND TESTED AGAIN. IN THIS EXAMPLE, NO SUCH REVISION IS NECESSARY.

STEP 5 APPLY SITE DESIGN GUIDELINES

THE PROPOSED COMBINATION OF FACILITIES SHOULD ALSO MEET THE SITE DESIGN GUIDELINES.

Several other combinations, such as the following, would satisfy the recreation demand for the proposed subdivision of 150 units. The provision of expensive facilities (see COMBINATION D) will not be adequate until the needs of young children are also addressed.

	D1 Tots	D2 Children	D3 Teens	D4 Adults	D5 Seniors
DEMAND	23.5	34.0	30.5	182.0	12.5
Combination B	D1	D2	D3	D4	D5
1 Pedestrian System	2.3	6.8	6.1	81.9	5.6
1 Bike System	1.0	3.4	4.6	27.3	1.2
Multi-Age Playground	9.0	11.0	3.0	7.0	1.0
Multipurpose Court	3.0	10.0	15.0	10.5	2.5
Open Play II	3.0	4.0	4.0	10.0	1.0
6 Picnic/Sitting	6.0	6.0	9.0	30.0	12.0
TOTAL	24.3	41.2	41.7	166.7	23.3
Combination C	D1	D2	D3	D4	D5
Nature Trail	1.0	3.4	4.6	27.7	1.8
Pedestrian System	2.3	6.8	6.1	81.9	5.6
1 Open Play Area I	6.0	9.0	12.0	30.0	2.0
1 Tennis	0.0	1.5	10.5	24.0	1.0
1 Multi-Age Playground	9.0	11.0	3.0	7.0	1.0
4 Picnic/Sitting	4.0	4.0	6.0	20.0	2.0
TOTAL	22.3	35.7	42.2	190.2	19.4
Combination D	D1	D2	D3	D4	D5
1 Pedestrian System	2.3	6.8	6.1	81.9	5.6
1 Swimming Pool	1.0	6.8	6.1	45.5	1.9
1 Wading Pool	3.5	1.7	0.0	9.1	0.6
2 Tennis Courts	0.0	3.0	21.0	48.0	2.0
1 Tot Lot	9.0	2.0	0.0	4.0	1.0
1 Multi-Age Playground	9.0	11.0	3.0	7.0	1.0
3 Picnic/Sitting	3.0	3.0	4.5	15.0	6.0
TOTAL	27.8	34.3	40.7	210.5	18.1

OFF-SITE AMENITIES

DEFINITION

All publicly owned recreation facilities within approximately 1 mile from the site boundary, and which do not restrict any segments of the public, may be counted. In order to qualify, the facility must be safely linked to the site and reasonably accessible by foot or bicycle to the site. Car accessibility may be considered for some facilities, such as swimming pools. The staff will review the off-site facilities for adequacy to determine the applicable credit.

CREDIT

- The credit for each off-site facility must not exceed 35% of its supply value for each population category.
- The total credit for all off-site facilities must not exceed 35% of the required demand points for each population category.
- The total credit for all off-site facilities must not exceed 35% of the required demand points for each population category.

THRESHOLDS

The following may be exempted from meeting the adequacy test for recreation:

1. Communities where lot sizes exceed one acre; and,
2. Subdivisions with less than 25 single-family homes.

If a site is exempted from meeting the adequacy of recreation facilities, a common area, such as a sitting area, and safe linkages should be provided.

The following adjustments may be considered for subdivisions with less than 50 units:

1. Supply values may be within 20% of demand values for each population category so long as they are within 10% for the total population.
2. The reviewer may consider adjustments to setback requirements in order to meet the adequacy.

DEFINITIONS

- | | | |
|------|---|---|
| 1. | TOT LOT | basic facility with play features to support 5 activities for tots and preteens (ages 0-6). |
| 2. | PLAY LOT | basic facility with play features to support 5 activities geared to teens and preteens (ages 5-14). |
| 3. | MULTI-AGE PLAYGROUND | large facility with play features to support 10 activities for tots, children, and teens (ages 0-17). |
| 4. | PICNIC/SITTING AREA | 1 picnic table or 2 benches. |
| 5A. | OPEN PLAY AREA I | 10,000 square feet of level open grass area to accommodate several activities, such as volleyball, kite flying, badminton, frisbees, and soccer practice. |
| 5B. | OPEN PLAY AREA II | 5,000 square feet of level open grass area to accommodate several activities, such as volleyball, frisbees, badminton and ball play. |
| 6. | VOLLEYBALL COURT | a grassy area with poles and net for volleyball. |
| 7A. | BASKETBALL/MULTI-PURPOSE (MP) COURT | paved full court for basketball and several other activities, such as tricycling, skate boarding, and roller skating; includes 2 basketball standards. |
| 7B. | HALF BASKETBALL/MP COURT II (CROSS COURT) | paved 1/2 court for basketball and several other activities, such as tricycling, skate boarding, and roller skating; includes 2 basketball standards. |
| 7C. | HALF BASKETBALL/MP COURT II | paved 1/2 court for basketball and several other activities, such as tricycling, skate boarding, and roller skating; includes 1 basketball standard. |
| 8. | TENNIS | regulation tennis court. |
| 9. | ONE-WALL HANDBALL | one-wall handball court with concrete surface with wall. |
| 10. | INDOOR RACQUETBALL/SQUASH | an indoor court for two players. |
| 11. | HORSESHOES | a level space with iron stakes driven into the ground 40 feet apart. |
| 12A. | SOCCER FIELD (REGULATION) | regulation size soccer field. |
| 12B. | SOCCER FIELD (JUNIOR) | junior size soccer field. |
| 13A. | SOFTBALL (REGULATION) | regulation size softball field. |
| 13B. | SOFTBALL (JUNIOR) | junior size softball field. |
| 14A. | BASEBALL (REGULATION) | regulation size baseball field. |
| 14B. | BASEBALL (JUNIOR) | junior size baseball field. |

- | | | |
|------|-------------------------|--|
| 15A. | FOOTBALL (REGULATION) | regulation size football field. |
| 15B. | FOOTBALL (JUNIOR) | junior size football field. |
| 20. | BIKE SYSTEM | a system of bike routes, bike paths, and bike lanes that provides safe bike access and recreational biking opportunities for the proposed project. |
| 21. | PEDESTRIAN SYSTEM | a network of sidewalks and paths that provides adequate and safe pedestrian linkages to major destinations and recreational opportunities for the proposed project. |
| 22. | NATURE TRAILS | trails that provide access and opportunities to interact with nature. |
| 23. | NATURAL AREAS | substantial areas of natural preserve, such as woodland, wetland, ponds, and, creeks, where access is possible without formal paths. These provide creative play opportunities and exposure to nature. |
| 24A. | SWIMMING POOL | includes lap lanes and deck sized to accommodate the proposed community based on Montgomery County Health Department Standards. |
| 24B. | WADING POOL | sized to accommodate tots of the proposed community. |
| 25. | INDOOR SWIMMING POOL | includes lap lanes and is sized to accommodate the proposed community. |
| 26A. | INDOOR COMMUNITY SPACE | a multipurpose facility sized to accommodate the proposed community; may include a variety of rooms for social and other activities. |
| 26B. | INDOOR EXERCISE ROOM | a small gymnasium sized to accommodate the proposed community. |
| 27. | INDOOR FITNESS FACILITY | designed to accommodate the development; may include various exercise activities. |
| 28. | COMMUNITY GARDEN | garden plots for the use of the residents of the proposed projects. |